



TIGARD CITY COUNCIL  
MEETING

AUGUST 23, 2005 6:30 p.m.

TIGARD CITY HALL  
13125 SW HALL BLVD  
TIGARD, OR 97223



PUBLIC NOTICE:

Anyone wishing to speak on an agenda item should sign on the appropriate sign-up sheet(s). If no sheet is available, ask to be recognized by the Mayor at the beginning of that agenda item. Citizen Communication items are asked to be two minutes or less. Longer matters can be set for a future Agenda by contacting either the Mayor or the City Manager.

Times noted are estimated; it is recommended that persons interested in testifying be present by 7:15 p.m. to sign in on the testimony sign-in sheet. Business agenda items can be heard in any order after 7:30 p.m.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

**A G E N D A**  
**TIGARD CITY COUNCIL MEETING**  
**AUGUST 23, 2005**

6:30 PM

- **STUDY SESSION**

- > **REVIEW THE SCOPE OF SERVICES FOR THE CITY ATTORNEY**
  - Administration Staff
- > **MEASURE 37 TRAINING**
  - City Attorney

- **EXECUTIVE SESSION:** The Tigard City Council will go into Executive Session to consider employment of a public officer, employee, staff member or individual agent, to discuss real property transaction negotiations and to consult with counsel about current or potential litigation under ORS 192.660(2)(a)(e) and (h). All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

7:30 PM

- 1. **BUSINESS MEETING**

- 1.1 Call to Order - City Council & Local Contract Review Board
- 1.2 Roll Call
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports
- 1.5 Call to Council and Staff for Non-Agenda Items

- 2. **PROCLAMATIONS**

- Mayor Dirksen
- 2.1 Proclaim September, 2005 as National Alcohol and Drug Addiction Recovery Month
- 2.2 Proclaim September 16, 2005 as Stepfamily Day

3. CITIZEN COMMUNICATION (Two Minutes or Less, Please)
  - Follow-up to Previous Citizen Communication
4. CONSENT AGENDA: These items are considered to be routine and may be enacted in one motion without separate discussion. Anyone may request that an item be removed by motion for discussion and separate action. Motion to:
  - 4.1 Approve Council Minutes for July 26, 2005
  - 4.2 Adopt a Resolution Appointing Members to the City Center Advisory Committee – Resolution No. 05 - \_\_\_\_\_
  - 4.3 Withdraw the Wall Street Railroad Crossing Application
  - 4.4 Adopt a Resolution Authorizing the MTIP Funding for the Greenburg Road Project to Be Held in Reserve for a Future City Project – Resolution No. 05 - \_\_\_\_\_
  - *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.*
5. INTRODUCTION OF NEW TIGARD CHAMBER OF COMMERCE EXECUTIVE DIRECTOR JEREMY MONLUX AND PRESIDENT PAM BROWN
  - a. Staff Report: Police Staff
  - b. Council Discussion
6. CONSIDER A RESOLUTION ADOPTING GUIDELINES TO USE IN THE EVALUATION OF THE LOCATION AND ACQUISITION OF PARK AND GREENWAY PROPERTIES
  - a. Staff Report: Public Works Staff
  - b. Council Discussion
  - c. Council Consideration: Resolution No. 05 - \_\_\_\_\_

7. UPDATE ON LIBRARY OPERATIONS

- a. Staff Report: Library Staff
- b. Council Discussion

8. *Set Over from the August 9, 2005, City Council meeting –*

CONSIDERATION OF THE FINAL ORDER REGARDING THE APPEAL OF  
CONDITIONAL USE PERMIT FOR THE TIGARD FIRST BAPTIST CHURCH  
EXPANSION

**ITEM ON APPEAL:** On April 25<sup>th</sup>, 2005 the Tigard Hearing's Officer held a public hearing to consider an application for conditional use approval to construct a 22,500 square foot expansion of the existing church and associated parking in three phases. As part of Phase 2, the applicant proposed to relocate the existing driveway on SW Gaarde Street. The Hearing Officer adopted findings approving the Conditional Use Permit and Sensitive Lands Reviews and denied the requested Adjustment to the access spacing standards. An appeal was filed on May 25, 2005 by the owner and applicant, on the basis that the Hearing's Officer misconstrued the applicable law. More specifically, the appellant's argue that the Hearing Officer's decision failed to balance the approval criteria.

**LOCATION:** 11075 SW Gaarde Street; WCTM 2S103DC, Tax Lot 1100.

**ZONE:** R-3.5: Low-Density Residential District.

**REVIEW CRITERIA BEING APPEALED:** Community Development Code Chapters 18.370 and 18.705.

- a. Summation by Community Development Staff
- b. Council Discussion
- c. Council Consideration: Resolution No. 05 - \_\_\_\_\_

9. *Continued from the August 9, 2005, City Council meeting –*

CONSIDERATION OF THE FINAL ORDERS REGARDING THE ANNEXATION  
OF THE FOLLOWING FOUR PROPERTIES:

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FILE NO.:	ZONE CHANGE ANNEXATION (ZCA) 2004-00004
FILE TITLE:	MOUNTAIN VIEW ESTATES SUBDIVISION ANNEXATION
REQUEST:	The applicant is requesting to annex two (2) parcels of land containing 6.94 acres into the City of Tigard.
LOCATION:	12415 SW Beef Bend Road, WCTM 2S110CB, Tax Lot 500; and (No site address), WCTM 2S110CB, Tax Lot 100.

FILE NO.:	ZONE CHANGE ANNEXATION (ZCA) 2005-00001
FILE TITLE:	ARLINGTON HEIGHTS 3 SUBDIVISION ANNEXATION
REQUEST:	A request to annex three (3) parcels of land containing 16.97 acres into the City of Tigard.
LOCATION:	On the north side of SW Beef Bend Road and the southern terminus of SW Summerview Drive. WCTM 2S109DA, Tax Lot 2100; and 2S110CB, Tax Lots 600 and 700.
FILE NO.:	ZONE CHANGE ANNEXATION (ZCA) 2005-00002
FILE TITLE:	WILSON RIDGE SUBDIVISION ANNEXATION
REQUEST:	A request to annex two (2) parcels of land containing 2.68 acres into the City of Tigard.
LOCATION:	13350 and 13400 SW Bull Mountain Road; WCTM 2S109AC, Tax Lots 100 and 200.
FILE NO.:	ZONE CHANGE ANNEXATION (ZCA) 2005-00003
FILE TITLE:	ALBERTA RIDER SCHOOL/SUMMIT RIDGE SUBDIVISION ANNEXATION
REQUEST:	Annexation of 56 parcels containing approximately 20.75 acres into the City of Tigard.
LOCATION:	Alberta Rider School: WCTM 2S109AC, Tax Lot 2100 and 2S109AD, Tax Lot 1300; and <u>Remaining Portions of Summit Ridge Subdivision:</u> WCTM 2S109DA, Tax Lots 8500, 8600, 8700, 8800, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13400 and 13500, and WCTM 2S109DB, Tax Lots 1000, 1900, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900 and 4000.

**ZONING OF ALL PARCELS:** R-7: Medium-Density Residential District. The R-7 zoning district is designed to accommodate attached single-family homes, detached single-family homes with or without accessory residential units, at a minimum lot size of 5,000 square feet, and duplexes, at a minimum lot size of 10,000 square feet. Mobile home parks and subdivisions are also permitted outright. Some civic and institutional uses are also permitted conditionally.

**APPLICABLE REVIEW CRITERIA:** The approval standards for annexations are set out in Community Development Code Chapters 18.320 and 18.390, Comprehensive Plan Policies 2 and 10; ORS Chapter 222; and Metro Code Chapter 3.09.

- a. Summation by Community Development Staff
- b. Council Discussion
- c. Council Consideration:
  - Ordinance No. 05 - \_\_\_\_\_ (Mountain Estates Subdivision Annexation)
  - Ordinance No. 05 - \_\_\_\_\_ (Arlington Heights 3 Subdivision Annexation)
  - Ordinance No. 05 - \_\_\_\_\_ (Wilson Ridge Subdivision Annexation)
  - Ordinance No. 05 - \_\_\_\_\_ (Alberta Rider School/Summit Ridge Annexation)

## 10. COUNCIL LIAISON REPORTS

## 11. NON AGENDA ITEMS

12. **EXECUTIVE SESSION:** The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

## 13. ADJOURNMENT

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